MINUTES
BREVARD CITY COUNCIL
Regular Meeting
June 2, 2025 – 5:30 PM

The Brevard City Council met in regular session on Monday, June 2, 2025, at 5:30 p.m. in the Council Chambers of City Hall with Mayor Copelof presiding.

Present – Mayor Maureen Copelof, Mayor Pro Tem Gary Daniel, and Council Members Mac Morrow, Aaron Baker, Lauren Wise and Pamela Holder

Staff Present – City Attorney Mack McKeller, City Manager Wilson Hooper, City Clerk Denise Hodsdon, Assistant City Manager/Finance Director Dean Luebbe, Assistant City Manager David Todd, Assistant to the City Manager Selena Coffey, Human Resource Director Kelley Craig, Communications Coordinator Becky McCann, Planning Director Paul Ray, Assistant Planning Director Aaron Bland, Planner Stephanie Holland, Police Chief Tom Jordan, Interim Fire Chief Bradley Elmore, Wastewater Treatment Plant ORC Aaron Winans, Water Treatment Plan ORC Dennis Richardson, Community Center Director Tyree Griffin, and Police Captain Aaron Thompson

Press – Dave Bradley, Transylvania Times

A. Welcome and Call to Order – Mayor Copelof called the meeting to order and welcomed those present.

B. Invocation – Pastor Kenneth Albright of Lutheran Church of the Good Shepherd offered an invocation.

C. Pledge of Allegiance – Mayor Copelof led the pledge of allegiance.

D. Certification of Quorum – City Clerk Denise Hodsdon certified that a quorum was present.

E. Approval of Agenda – Mr. Hooper asked to add a Closed Session to discuss a personnel matter as Item O-2. Mr. Morrow moved, seconded by Mr. Baker to approve the agenda as amended. The motion carried unanimously.

F. Approval of Minutes

F-1. May 19, 2025 Regular Meeting – Mr. Wise moved, seconded by Ms. Holder to approve the minutes of the May 19, 2025 Regular Meeting as presented. The motion carried unanimously.

G. Public Comments

Carol Moore of 264 Resada Dr. said I moved here with my husband in 2011 after I retired as an attorney employed by the State of North Carolina to work and support the public schools in Pitt County. As an attorney I am aware of and took an oath to support the support and defend the U.S. Constitution. I am alarmed about what is happening to Rule of Law at the federal level; about the failure to accept the separation of powers; about the failure to respect the right of due process; and the right to peaceably assemble; and the right to free speech without fear of reprisals. Therefore, I am especially grateful to our Mayor, a retired naval officer, who also understands the Constitution, and also took an oath to support and defend it. I was present at the courthouse this spring at the two largest gatherings of other equally concerned citizens. I was proud that our Mayor spoke at each of those gatherings. I recently heard another public speaker tell this Council that those gatherings were composed mostly of outside agitators. This is not so. I saw members of my Brevard congregation, members of my husband's Brevard church, friends from my immediate neighborhood, people known to

me from community agencies and activities, and people familiar to me from being seen downtown, or at the grocery store or other local businesses. So I am here to thank our Mayor for making Brevard a town which supports the U.S. Constitution and our rights as citizens to gather peacefully, to speak out, to be afforded due process, and to live under the Rule of Law. Thank you to Mayor Copelof and to the Council.

Lisa Rodke of 420 Whitmire St. said I want to thank you all on the City Council on behalf of my late partner for the City of Brevard proclaiming June as Pride Month and supporting gays and lesbians. My partner and I moved here in 2007 and were very happy to find a small town that was so friendly and welcoming to lesbian couples. I also want to say a big thank you for the new configuration of downtown parking and the new kinds of disabled parking. My partner was disabled, she passed away two years ago, but she used a wheelchair for the last 20 years. We had a Prius so I folded up the wheelchair in the back and she could transfer from the passenger seat into the wheelchair, except that the old disabled parking spaces on the corners of the street—in order to get the wheelchair out and near her, we were in the way of traffic of both streets, and it was so dangerous. I am so thankful that you were visionary in putting in the new type of disabled parking. I know it takes up parking spaces and I know that a whole lot of people are complaining, but we want to be able to age in place, and Transylvania County has the highest per capita of residents over 65; they're going to need wheelchairs sometime themselves and they're going to be really thankful you all were visionaries. Thank you so much, don't worry about the complainers.

Ashley Hart of 144 Buckberry Lane said I wanted to stand before you today and talk about my experience at the White Squirrel Festival, but having such a little police force, it's really hard to maintain such a festival to the magnitude it was, especially when you're considering monitoring the social district boundaries, and the city, and the festival-goers. But, I'm going to set that aside tonight and talk about something that is urgent in this community. On Sunday, May 25th, I'm sure you guys are all aware of the violent attack that happened in the bathroom at Franklin Park. Seven boys lured in and attacked and robbed a 14-year old boy, sending him to the hospital. Five days pass and we hear nothing but crickets—no charges, no arrests. So, Brayden's mother Michelle and I, we went from agency to agency to agency to agency asking the same questions—why had there not been any charges filed and why hasn't there been any arrests? Later that same day Brevard Police Department filed charges, but this delay raises serious concerns about the speed and transparency of justice in our town. Now it's in the Department of the Juvenile Justice System's hands. Let's see how serious they take this brutal attack. Last Saturday, on May 31st, I witnessed the actual heart of Brevard at a car meet organized for Brayden and Michelle. Nearly 200 citizens were there standing in solidarity declaring that violence and bullying have no place here. Their presence was a powerful reminder of our community's strength and compassion. I had hoped to have seen some of you there, but I did not. I know you're busy people, but your absence was felt. This isn't just about Brayden, it's about every young person in our town, and silence allows injustices to grow, and inaction sends the wrong message. Our agencies must act swiftly and decisively to ensure justice is served to prevent further future attacks. I urge you to prioritize public safety and hold agencies accountable. Brayden and Michelle deserve justice and our community deserves better. Justice for Brayden.

Rodney Locks of 187 S. Rice St. said last week we had fun at the White Squirrel Weekend. Most of the people who came I call participants. They came to enjoy themselves, visit, and go back home. Monday was Memorial Day. We gathered to remember and honor those who sacrificed their lives so we can have the freedom we now enjoy. Today, I would like to remind you of those I say have standing. These are the ones who call Brevard home, who were born and raised here, raised their children here, and who want to have them come back. These are the people who have made sacrifices since the mills closed in 2000, to make Brevard the envy of Western North Carolina. These are the people who have come before you to tell you they have reached a point where they can no longer afford to live in their hometown. This appraisal highlights the inequities of a legally approved displacement, replacement, and revitalization process that puts most of the annual financial burden on the working poor, the low-income and the middle-class residents. If you don't invest in economic

development and bring in high-paying jobs, the same thing will happen again in 2029 and every year thereafter. Now is the time to change direction, not stay the course. Now is the time to focus on community and residents. Brevard City Council needs to commit to improving the quality of life for its residents in tangible, measurable ways now, not in the future. People are suffering now and should not have to sacrifice even more while you plan. This budget is an opportunity to commit to change. You and we are at a tipping point. Each year you delay or put off recognizing how your residents are impacted makes next year get worse. Tweaking the budget to reduce tax income to two cents is an affront, because we know you can do better. Think about it. You can still vote on June 16th.

Dale Nash of 1668 Probart St. said I live across from where this development is going to happen. I kind of feel like I'm saying the same thing in different ways, but I had an opportunity to go to the Planning Board's meeting since I was last here at the City Council. I was very impressed that there are citizens who really don't have a dog in the fight and don't really have anything that would diminish their ability to be objective, who give time to plan. Planning has been kind of lucid to me sometimes in my life, but I do better when I plan ahead. I think we all do and I think I really feel good about the idea that people who are willing to give of their time and serve on the Planning Committee, I trust their ability to configure our future more than I do entrepreneurs, so I'm just here to say let's really listen carefully to our Planning Committee as we move forward. We're going to have to move forward; the development is inevitable. We can't keep this place a secret; it's too wonderful, but I think development in a responsible way is what I'm hoping for.

Deborah Nash of 1656 Probart St. said I have lived here for 39 years. If the proposed building on Probart goes through, besides clear cutting, loss of animal habitat or increased traffic, the city benefits from increased revenue but has to [inaudible] on water, sewerage, trash and recyclable pickup. Because someone decided that my half of Probart Street would be in the county, rather than in the city, I pay more for water, have no city sewer, no trash or recycling pickup, cannot vote on most issues, and yet my property taxes keep going up and up. I did not move here to have trees cut down and look at seventy-plus high-income, high-value homes. I love the trees and plants, the wildlife, the peacefulness, and slower pace. If I wanted to live in the suburb with nothing but houses and cement or asphalt, I could have lived anywhere else. Please do not destroy the only land left around the Probart area of Brevard. What happened to the Unified Development Ordinance to improve the environment including trees and historic resources? If anything has to be built [inaudible] low-income and disabled housing, but not on the only natural habitat left on Probart Street. Once this planet is destroyed, where do we go? The planet is hotter than it has ever been. Those of us that recycle cannot make up for the rest that do not. Once the wildlife has died, we cannot bring them back. Once the trees have been uprooted, it will take three lifetimes to get them back to the size they are now, if there were any place to plant them. I am totally opposed to this development with all my heart. It is the wrong thing for Brevard to do. I will close with the words of the first verse of a song called "Tiny Boxes" by Pete Seeger, written in 1963 as a political satire about the development of suburbia—"little boxes on the hillside, little boxes made of ticky-tacky, little boxes, little boxes, little boxes, all the same."

Harvey Sankey of 51 Lake House Trail said the Pastor's words this evening about listening are very appropriate at this meeting. I have spoken in the past, along with others, like my friend Rodney Locks and some of the people in the Rosenwald Community, about the burden of the 8.3% property tax increase on the middle to low-income residents of Brevard. When you vote on this budget tonight, it doesn't have to be unanimous. There may be a couple people on the City Council that may think we shouldn't pass this 8.3% tax increase. Some of your middle and low-income constituents are going to pay 20% to 30% more in property taxes with the revenue neutral rate of 33 cents per $100, and you want to add another 8.3% to that. This vote doesn't have to be unanimous—you have some constituents here that voted for you. It's your responsibility to look at these low income people who can't afford this property tax. I'm also surprised that the Mayor and City Council haven't mentioned a

property tax relief program that is offered by the State of North Carolina. This should have been brought to our attention weeks ago when you were talking about the 8.3% tax increase. North Carolina offers a property tax relief for low-income individuals, primarily through the programs for seniors and disabled homeowners. There are three of them, but I'll concentrate on one for elderly or disabled homestead exclusion. Who is eligible? – individuals 65 or older or totally and permanently disabled. Income limit – your income, including your spouse's must not exceed $37,900 annually for the 2024 tax year. How it works – it excludes the greater of 25,000 or 50% of the home's value from taxation. Application – generally this is a one-time application, unless there are changes in residency or qualifying status. I urge the Mayor to include this information along with the tax bill when it's sent out to all the taxpayers here in Brevard. Let them know this is available to them, especially if you're going to increase their taxes by 8.3%.

James Carli of 230 Burrell Ave. thanked City Council for their service and to everyone here for turning out. He said in dark times, both Pride and Juneteenth represent lights of reason and common sense. It is reasonable to acknowledge that gay folks have always existed in every society, and that like Americans descended from the stolen Africans have experienced 400 years or more of injustice in this country. It is common sense to acknowledge their contributions to a free and creative and interesting society, and recognizing Juneteenth, the day that the last enslaved Black folks in Texas learned of their emancipation after the Civil War. By recognizing people among us, who for most of history, have dwelt in the shadows under pain of violence and murder, we give them a breath of life, freedom too long denied by hate and bigotry. Welcoming and including LGBT and Black folks in our communities, and our friends, and our families and neighbors increases freedom, opportunity and prosperity for us all. Thank you for this important and common sense declaration of June as Pride Month in the City of Brevard, and for acknowledging Juneteenth this month.

Peter Offen of 67 Willow Dr. said today I stand before you in support of the proclamations declaring June as Pride Month and recognizing Juneteenth. It's vital that we acknowledge and celebrate these communities, their contributions to our great nation, and our continued dedication to the work that still lies ahead. Since the founding of our imperfect nation, there have always been Americans who stood where I stand now—committed to moving this country forward, advancing equality for all, and striving to address the injustices woven into our nation's beginnings. These Americans sacrificed so much in hope of a brighter future for everyone. They fought, even against their own brother to secure the right of all people to live free from bondage, to pursue life, liberty and happiness. This month we honor that progress by celebrating Juneteenth, but the fight for equality did not end with emancipation. In truth, we have seen that it only just began. Since that historic day, the struggle for civil rights has continued for Black Americans, for women, for gay and trans Americans, and for many others. This fight goes beyond confronting latent prejudice; it requires us to repair the deep flaws in the very fabric of our country. Through this journey there have always been those who have stood in opposition, those who resist equality as if granting others equal rights somehow diminishes their own. They have used fear, hate and even religion as a tool to hold back progress. Yet, still we march forth. There are those who would "take Brevard back", but today we stand together and say "no", we will not go back, no matter the resistance. We will keep moving forward, we will continue to heal the wounds in the fabric of our city, our community and our country. We will continue to stand up for all Americans, all Transylvanians, and all residents of Brevard. Today with this proclamation we reaffirm our commitment, we reaffirm our shared values and our unwavering support for justice and equality. We will not go back. We will go forward together for Transylvania.

H. Certificates/Awards/Recognition

H-1. Proclamation No. 2025-19 Juneteenth – Mayor Copelof read the proclamation aloud and presented it to members of the Mary C. Jenkins Community Center Board of Directors.

PROCLAMATION NO. 2025-19
JUNETEENTH

WHEREAS, President Abraham Lincoln signed the Emancipation Proclamation on January 1, 1863, declaring the slaves in Confederate territory free, paving the way for the passing of the 13th Amendment which formally abolished slavery in the United States of America; and

WHEREAS, word about the signing of the Emancipation Proclamation was delayed some two and one-half years, to June 19, 1865, in reaching authorities and African Americans in the South and Southwestern United States; and

WHEREAS, Emancipation Day observations are held on different days in different states in the South and Southwest, and in other parts of the nation; and

WHEREAS, June 19th has a special meaning to African Americans, and is called "JUNETEENTH" combining the words June and Nineteenth, and has been celebrated by the African American community for over 150 years; and

WHEREAS, the annual Juneteenth celebration in the City of Brevard this year will include a guest speaker, Juneteenth movie clip, and play performance taking place on Thursday evening, June 19th at the Mary C. Jenkins Community & Cultural Center; an afternoon celebration on Saturday, June 21st at Silversteen Memorial Playground; and combined Church services on Sunday, June 22nd at Silversteen Memorial Playground; and

WHEREAS, Juneteenth is an official City of Brevard holiday and City offices will be closed on June 19th.

NOW, THEREFORE, I, Maureen Copelof, Mayor of the City of Brevard, North Carolina, do hereby declare June 19th, 2025, as JUNETEENTH in the City of Brevard, North Carolina, and urge all citizens to become more aware of the significance of this celebration in African American History and in the heritage of our nation and City.

Proclaimed this the 2nd day of June, 2025.

Attest: s/ Denise Hodsdon, CMC, City Clerk s/ Maureen Copelof, Mayor

H-2. Proclamation No. 2025-20 Pride Month – Mayor Copelof read the proclamation aloud and presented it to members of the Rainbow Alliance and the NAACP LGBTQ Working Group.

PROCLAMATION NO. 2025-20
LGBTQIA+ Pride Month

WHEREAS, the City of Brevard is committed to promoting a welcoming and accepting environment for all its residents; and

WHEREAS, the LGBTQIA+ community has made significant contributions to the social, cultural, and economic fabric of the City; and

WHEREAS, June is widely recognized as LGBTQIA+ Pride Month, commemorating the Stonewall Uprising in 1969, which marked a pivotal moment in the fight for LGBTQIA+ rights and liberation; and

WHEREAS, Pride Month serves as an opportunity to honor the LGBTQIA+ community, celebrate their achievements, and raise awareness about the challenges they continue to face; and

WHEREAS, the community needs to foster an environment of understanding, acceptance, and support for all individuals, regardless of sexual orientation or gender identity; and

WHEREAS, the City of Brevard embraces and values the principles of equality, justice, and respect for all its residents.

NOW THEREFORE, I, Maureen Copelof, Mayor of the City of Brevard, do hereby proclaim the month of June as **LGBTQIA+ Pride Month**. I encourage all residents to engage in educational opportunities and events that promote understanding, respect, and acceptance of the LGBTQIA+ community, and express support for LGBTQIA+ individuals, their families, and allies, and acknowledge the ongoing work needed to achieve full equality and justice.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Brevard to be affixed on this 2nd day of June, 2025.
Attest: s/ Denise Hodsdon, CMC, City Clerk s/ Maureen Copelof, Mayor

I. Special Presentations – None.

J. Public Hearing(s)

J-1. Proposed Amendment to the Official Zoning Map of the City of Brevard – Inn at Brevard Conditional Zoning District – Aaron Bland explained that this is an application for a conditional zoning district for the Inn at Brevard property located at 315 East Main Street. The property is currently zoned Residential Mixed Use (RMX) and the request is for a Conditional Zoning District (CZD) with RMX as its base district. The Inn at Brevard has several elements of its operation that are pre-existing, nonconforming to the current standards of the City of Brevard Unified Development Ordinance (UDO). Most especially the fact that overnight accommodations, such as inns, are not allowed in the RMX zoning district. Those site characteristics that are nonconforming, plus the fact that it is a local historic landmark, made conditional rezoning an appropriate tool to ensure it has zoning compliance for continued use of the site, while also remaining compatible with the surrounding land uses and properties. This request was sent to the Technical Review Committee and the only department with comments was the Wastewater Treatment Plant, which suggested two requirements: that the grease trap in the commercial kitchen be evaluated to ensure it is the proper size, and that the pottery studio install a clay sink trap. Both of those have been incorporated into the Conditional District. Staff believes that the continued operation of the Inn at Brevard as its historical use as a boutique inn with a restaurant, is compatible with surrounding properties and supports aspects of the Comprehensive Land Use Plan. Additionally, this property is located in the Traditional Neighborhood character area in the Future Land Use Map, for which RMX is an applicable zoning district. The Planning Board considered the request at their April meeting and unanimously recommended in favor with two recommended conditions:

1. That a clay trap and grease trap are installed in their appropriate locations, in accordance with the recommendations from the Wastewater Treatment plant.
2. That a 10-foot landscaping buffer be installed along the South property line, beginning where possible accounting for the existing driveway.

Mr. Bland reviewed the draft Use Matrix for the property and explained the differences between the proposed CZD and the typical RMX. He noted that a couple of uses that are noncompatible with the site or surrounding land uses have been removed to compensate for the request that a few be added, most particularly overnight accommodations, restaurant and special event venue will be added as permitted.

Mr. Bland pointed out two things for Council's consideration: 1) the angled parking on Franklin Street is unique in town and a notable feature that is nonconforming with current ordinance requirements; and 2) there is an unopened right-of-way between this property and the adjacent residential property and he expects that if this rezoning goes through that there will be a request to abandon that small alley as the site plan as submitted anticipates that being closed and usable space. It is not currently part of their actual property, so we cannot permit any work to be done in it.

At 6:22 p.m. Mr. Baker moved, seconded by Mr. Morrow to open the public hearing. The motion carried unanimously.

Public Participation:

Marjorie Lillard of 79 Franklin St. said I actually view the parking lot that is on Franklin, and I just have concerns about what will happen with that. It's actually a good thing for us to have because Franklin St., especially during events like White Squirrel, gets parked up and it's very difficult to navigate. We also have people that park at the end of our street and when you turn onto Franklin from French Broad, that's an issue. I am hoping that with large events that there won't be parking on Franklin as this goes forward. I want to say that we are very happy to have the building restored, returned to being an inn because it's been vacant and kind of an eyesore for the community. So, this

is a good thing. It's a historic property and we're looking forward to having it restored to its historic look. But one thing I wanted to ask about is the annex. I understand that that will be turned into housing and I'm curious as to how that works into the whole plan for things if the current purchasers decide that they don't want to do this five years down the road, what happens to that annex property?

Joy Shind of 4029 Kings Camp Pass Arrington, TN introduced herself and her husband, Brian and said we are under contract to purchase the Inn at Brevard. We just wanted to put a face to the name and to say hello to everyone and explain a little bit of what our vision is. First of all, we've been to Brevard five times now. We've been in this region quite often; we're both into outdoor activities, love the area and have really fallen in love with Brevard; it's absolutely an amazing town. And, we know that we would be coming in as outsiders, but we would look very forward to joining into the community as soon as possible. I run hospitality currently. I have Airbnb properties and I run them. We are selling them because I love it so much that I want to be onsite, so we will live in the annex onsite at the inn. We would like to hone in our skills and continue to do hospitality. The other thing that we would like to mention is how important the history of the home is. We fully intend to restore accurately. We've looked into some different construction companies and we understand how important keeping the history of the building and restoring in a respectful way that brings this landmark back to its former glory.

Warren Johnson of 22 Lakeview Ave. said I own the residence north of the inn at 22 Lakeview in Franklin Park. How many in here are natives, born and raised? Not a lot of us left; you're looking at some. I own and operate a building supply and we will finish 40 years in business this year. I'm pro-business and I have some neighborhood concerns. These hopefully won't come across as being questions, but just comments. The proposal, the way it reads to me, allows unlimited use as staff housing. First, it's 40%, 60%, 80%, 100%. I find it almost hard to believe that you can spend millions of dollars and live in the basement of a 60-year old block building and not have some other motive for what's going to happen to this piece of property. Others on the streets around us have a question allowing this to be a restaurant. If it's a restaurant today, is it a restaurant next year, 10 years, 20 years, it's a restaurant forever. Is it a Mexican restaurant? Is it a barbecue? Am I going to smell chicharos de carte] cooking? You want to go to the back porch and participate in that? Probably not. I am curious about how you pay staff a living wage. Are you going to house them in there and it will be deducted from their work, their living quarters? Or are they indentured servitude, you call them in and they're going to work it off? Are you going to match their taxes and withhold FICA and Social Security or are we going to have more people on welfare? One other concern that one of the members of Council has personal experience with and I do too, is a problem with the grass growing in the back yard of this place. I think anytime it gets over 25 feet tall, it's a nuisance. Speaking of bamboo, the UDO or an ordinance in 2016 has protected this bamboo. It's recognized it as being an invasive species, but we don't have any way of eradicating it. I move that we eradicate it when property changes from private ownership to another private ownership. This takes out the City of Brevard's property that has bamboo on it that was written into that ordinance.

At 6:30 p.m. Mr. Baker moved, seconded by Mr. Daniel to close the public hearing. The motion carried unanimously.

Following questions and comments from Council, Mayor Copelof noted that there would be no action taken at this time and this will come back to Council for action at the next regular meeting.

K. Consent and Information - Consent Agenda items are considered routine and are enacted by one motion. Mayor Copelof read aloud the items listed and asked for a motion to approve the consent agenda. Mr. Morrow moved, seconded by Mr. Wise to approve the consent agenda. The motion carried unanimously.

K-1. Resolution Authorizing Upset Bid Process for Surplus Property on James Street

RESOLUTION NO. 2025-40
RESOLUTION AUTHORIZING UPSET BID PROCESS FOR SURPLUS PROPERTY LOCATED ON JAMES STREET - PIN 8586-32-3150-000

WHEREAS, the City of Brevard owns certain property located on James Street, which is more particularly described as PIN #8586-32-3150-000 (the "Property"); and

WHEREAS, North Carolina General Statute § 160A-269 permits the City to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the City has received an offer to purchase the property described above, in the amount of $80,000, submitted by Joseph Paul Shadel and Meredith Bonnesen Daniel; and

WHEREAS, Joseph Paul Shadel and Meredith Bonnesen Daniel have paid the required five percent (5%) deposit on their offer.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BREVARD, NORTH CAROLINA THAT:

Section 1. The City Council authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.

Section 2. The city clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.

Section 3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the designated real estate agent acting on behalf of the city clerk within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the bids shall be opened, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

Section 4. If a qualifying higher bid is received, the city clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the City Council.

Section 5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first $1,000.00 of that offer and five percent (5%) of the remainder of that offer.

Section 6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The city will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The city will return the deposit of the final high bidder at closing.

Section 7. The terms of the final sale are that:

a. The City Council must approve the final high offer before the sale is closed, and
b. The buyer must pay with cash at the time of closing.

Section 8. The city reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.

Section 9. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The City Manager is authorized to execute the instruments necessary to convey the property to Joseph Paul Shadel and Meredith Bonnesen Daniel.

Section 10. This Resolution shall become effective upon its adoption and approval.

Approved and adopted this 2nd day of June, 2025.

Attest: s/ Denise Hodsdon, CMC, City Clerk s/ Maureen Copelof, Mayor

K-2. Council Rosenwald Community Advisory Board Meeting Minutes - February 20, 2025

K-3. Council Rosenwald Community Advisory Board Meeting Notes - March 20, 2025

K-4. Council Parks, Trails & Recreation Committee Meeting Minutes - April 16, 2025

K-5. Council Finance, Human Resources and Citizen Appointment Committee Meeting Minutes - April 28, 2025

K-6. Correspondence ***(No Action. Offered as information only.)***

K-6-a. ABC Board Meeting Minutes – April 24, 2025

L. Unfinished Business

L-1. Approve FY 2025-2026 Budget and Ordinance – Mr. Hooper noted that the Recommended Budget maintains all service levels; it endows Council's priorities of housing, downtown and trail development; keeps our employees' compensation ahead of inflation and keeps our benefits package one of the best in the region. The proposal includes a 2.75 cent increase in the revenue neutral tax rate and 4% increase in the city's "per/1000 gallon" utility fee.

Mr. Hooper then followed up on some questions from Council at the previous meeting. He noted that the Council packet included four ordinances corresponding to alternate compensation scenarios previously discussed by Council and the corresponding tax rate as follows:

1. Budget Ordinance Manager Recommended 3.5% COLA, .3575 tax rate
2. Budget Ordinance Alternate #1, 2.8% COLA, .35 tax rate
3. Budget Ordinance Alternate #2, 3.5% COLA except for grades over 20 (2.8%), .3575 tax rate
4. Budget Ordinance Alternate #3, 2.8% COLA except for grade 10 (3.5%), .35 tax rate

He explained that the Recommended Budget keeps all employees ahead of inflation and keeps our pay ranges competitive so that future employees will also make a competitive wage.

Alternate #1 with an across the board 2.8% COLA would reduce the tax increase from 2.75 cents to 2.5 cents, however we will have some employees that still make below the living wage for our area.

Alternate #2 is a tiered option that sees savings so minimal that it has no effect on the tax rate and has consequences such as compression and pay inequality amongst our job classifications.

Alternate #3 is another tiered scheme that would also save a quarter-penny on the tax rate increase, but would cause serious salary compression issues in the lower grades.

Mr. Hooper added that at the request of Councilmember Holder, he explored a fifth scheme to reduce the across the board COLA from 3.5% to 3% and place the employees that are still not at living wage at the living wage. He said this would save $43,000 in the General Fund, but it would cause the same compression issues as the other schemes.

Mayor Copelof had asked if there were trims we could make to get the tax increase down to 2 cents. Mr. Hooper said that was possible but would require tradeoffs. First, Council would have to choose one of the less expensive compensation packages; and second, Council would need to make some cuts from the budget, or give him and staff the responsibility to make across the board cuts, by cutting a pro-rated percentage from each department's undesignated operating dollars, as well as professional development and memberships to professional associations, in order to meet the goal of approximately $100,000.

As a follow up to Ms. Holder's request for information regarding non-profit contributions and what percentage of the agency's budget the city's contribution equates to, Mr. Hooper provided a list of the proposed contributions and noted that all but one are less than 10%. The city's proposed contribution to the Farmers Market is 36% of their budget.

Mr. Daniel moved, seconded by Mr. Morrow to adopt the Manager's Recommended Budget. Following discussion, vote on the motion was four in favor and one opposed (Holder); the motion carried.

City of Brevard FY2025-2026 Budget Ordinance		
Ordinance No. 2025-27		
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA:		
Section 1. It is estimated that the following revenues will be available to the General Fund for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:		
REVENUES	**BUDGET**	
AD VALOREM TAXES	**$**	**7,110,537**
OTHER TAXES		**2,517,923**
UNRESTRICTED REVENUES		**1,047,000**
RESTRICTED INTERGOVERNMENTAL		**315,200**
SALES AND SERVICES		**1,560,800**
MISCELLANEOUS		**1,600,595**
FUND BALANCE APPROPRIATED		**296,900**
TOTAL	**$**	**14,448,955**
Section 2. The following amounts are hereby appropriated in the General Fund for the operation of the City Government and its activities for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026 in accordance with the Chart of Accounts heretofore established for the City of Brevard:		
EXPENDITURES	**BUDGET**	
GOVERNING BODY	**$**	**275,600**
ADMINISTRATIVE		**1,145,600**
FINANCE		**813,200**
PLANNING		**1,017,100**
COMMUNITY CENTER		**191,200**
BUILDING AND GROUNDS		**532,600**
POLICE		**4,405,300**
PUBLIC WORKS - ADMINISTRATION		**719,600**
PUBLIC WORKS - GARAGE		**526,100**
PUBLIC WORKS - STREETS - LOCAL		**907,400**
PUBLIC WORKS - STREETS - POWELL BILL		**268,000**
RECREATION		**306,500**
SANITATION		**1,559,400**
NON DEPARTMENTAL		**1,781,355**
TOTAL	**$**	**14,448,955**
Section 3. It is estimated that the following revenues will be available to the Water and Sewer Utility Fund for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:		
REVENUES	**BUDGET**	
WATER BILLINGS	**$**	**3,531,125**
SEWER BILLINGS		**3,341,500**
METER FEES		**185,000**
OTHER REVENUES		**381,500**
DEBT PROCEEDS		**540,000**

TOTAL	**$**	**7,979,125**

Section 4. The following amounts are hereby appropriated in the Water and Sewer Utility Fund for the operation of said utilities for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:

EXPENDITURES	**BUDGET**	
WATER TREATMENT	**$**	**1,171,600**
WASTEWATER TREATMENT		**1,567,500**
WATER AND SEWER MAINTENANCE		**2,500,400**
NON DEPARTMENTAL		**2,739,625**
TOTAL	**$**	**7,979,125**

Section 5. The following revenues will be continued for the Capital Reserve Fund for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:

REVENUES	**BUDGET**	
FUND BALANCE APPROPRIATED	**$**	**-**
SYSTEM DEVELOPMENT FEES		**80,000**
TOTAL	**$**	**80,000**

Section 6. The following expenditures will be continued for the Capital Reserve Fund for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:

EXPENDITURES	**BUDGET**	
INCREASE IN FUND BALANCE		**80,000**
TOTAL	**$**	**80,000**

Section 7. It is estimated that the following revenues will be available to the Fire District Fund for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:

REVENUES	**BUDGET**	
TRANSFER FROM GENERAL FUND	**$**	**858,905**
FIRE DISTRICT TAX		**770,895**
OTHER REVENUES		**10,000**
FUND BALANCE APPROPRIATED		**850,000**
LOAN PROCEEDS		**-**
TOTAL	**$**	**2,489,800**

Section 8. The following amounts are hereby appropriated in the Fire District Fund for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:

EXPENDITURES	**BUDGET**	
PERSONNEL, OPERATING, CAPITAL, DEBT		**2,489,800**
TOTAL	**$**	**2,489,800**

Section 9. It is estimated that the following revenues will be available to the Stormwater Fund for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:

REVENUES	**BUDGET**	
CHARGES FOR SERVICES		**219,000**
TOTAL	**$**	**219,000**

Section 10. The following amounts are hereby appropriated in the Stormwater Fund for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:

EXPENDITURES	**BUDGET**	
OPERATING		**219,000**
TOTAL	**$**	**219,000**

Section 11. It is estimated that the following revenues will be available to the Bjerg Fund for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:

REVENUES	BUDGET	
INTEREST ON INVESTMENTS		2,400
TOTAL	$	2,400
Section 12. The following amounts are hereby appropriated in the Bjerg Fund for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:		
EXPENDITURES	BUDGET	
INCREASE IN FUND BALANCE		2,400
TOTAL	$	2,400
Section 13. The following revenue amounts will be available in the Health Insurance Fund for Fiscal Year beginning July 1, 2025 and ending June 30, 2026:		
REVENUES	BUDGET	
FUND BALANCE APPROPRIATED	$	240,200
TRANSFER FROM OTHER FUNDS		1,648,000
DENTAL DEPENDENT PREMIUMS		33,000
HEALTH DEPENDENT PREMIUMS		105,000
RETIREE PREMIUMS		40,000
TOTAL	$	2,066,200
Section 14. The following amounts are hereby appropriated in the Health Insurance Fund for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:		
EXPENDITURES	BUDGET	
HEALTH INSURANCE COSTS		2,066,200
TOTAL	$	2,066,200
Section 15. It is estimated that the following revenues will be available to the Heart of Brevard Municipal Service District Tax Fund for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:		
REVENUES	BUDGET	
SERVICE DISTRICT TAX - CURRENT AND PRIOR YEARS	$	155,000
TRANSFER FROM GENERAL FUND		11,000
TOTAL	$	166,000
Section 16. The following amounts are hereby appropriated in the Heart of Brevard Municipal Service District Tax Fund for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:		
EXPENDITURES	BUDGET	
CONTRACT SERVICES	$	155,000
TRANSFER TO DOWNTOWN MASTER PLAN		11,000
TOTAL	$	166,000
Section 17. It is estimated that the following revenues will be available to the Housing Trust Fund for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:		
REVENUES	BUDGET	
TRANSFER FROM GENERAL FUND	$	198,000
FUND BALANCE APPROPRIATED	$	50,300
OTHER REVENUES		16,700
TOTAL	$	265,000
Section 18. The following amounts are hereby appropriated in the Housing Trust Fund for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026:		
EXPENDITURES	BUDGET	
OPERATING	$	50,000
DEBT PAYMENTS		215,000

TOTAL	**$**	**265,000**
Section 19. The Revenues and Expenditures set forth in Section 1 through Section 18 of this Ordinance are hereby summarized as follows:		
BUDGET APPROPRIATIONS	**BUDGET**	
GENERAL FUND	**$**	**14,448,955**
STORMWATER FUND		**219,000**
WATER & SEWER FUND		**7,979,125**
FIRE DISTRICT FUND		**2,489,800**
CAPITAL RESERVE FUND		**80,000**
BJERG FUND		**2,400**
HEALTH INSURANCE RESERVE FUND		**2,066,200**
HEART OF BREVARD FUND		**166,000**
HOUSING TRUST FUND		**265,000**
TOTAL	**$**	**27,716,480**
Section 20. There is here hereby levied a tax at the rate of thirty five and three quarter cents ($0.3575) per one hundred dollars ($100) valuation of property as listed for taxes as of January 1, 2025 for the purpose of raising the revenue listed as Taxes in the General Fund in Section 1 of this Ordinance. This rate is based on an estimated total valuation of property for the purposes of taxation of $1,987,541,173 and an estimated collection rate of 99.03%.		
Section 21. There is hereby further levied a tax at the rate of seventeen and fifty four tenth cents $0.1754 cents per one hundred dollars ($100) valuation of property as listed for taxes as of January 1, 2025 within the boundaries of the Heart of Brevard Municipal Service District for the purpose of raising the revenue listed as Taxes in the Heart of Brevard Municipal Service District Tax Fund in Section 15 of this Ordinance. This rate is based on an estimated total valuation of property for the purposes of taxation of $89,152,000 and an estimated collection rate of 99.03%.		
Section 22. There is hereby further attached (Exhibit A) to said Ordinance a schedule of taxes, fees, and charges for the General and Utility Funds.		
Section 23. The Budget Officer shall be authorized to reallocate departmental appropriations among the various line item expenditures of that department, as said officer believes necessary. The Budget Officer shall be authorized to effect interdepartmental transfers, in the same fund, provided that no departmental budget shall be reduced by more than ten percent without the prior approval of the City Council. Any such transfers shall be reported to the City Council at its next regular meeting and shall be entered in the minutes.		
Section 24. Copies of the Budget Ordinance shall be furnished to the Budget Officer and Finance Officer of the City to be kept on file by them for their direction in the collection and disbursement of funds. Said officials are hereby authorized to receive and expend funds as herein set forth in accordance with the Brevard City Code and the General Statutes of the State of North Carolina.		
Adopted and approved this the 2nd day of June, 2025.		

Attest: s/ Denise Hodsdon, CMC, City Clerk s/ Maureen Copelof, Mayor
Approved as to Form: s/ Mack McKeller, City Attorney

L-2. Appointment to Rosenwald Community Advisory Board – Mr. Daniel recalled that at the last meeting it was noted that Morgan Monshaugen, one of the applicants for the Rosenwald Community Advisory Board, is not a resident of the Rosenwald Community and staff was asked to research the residency requirements for that committee. Staff's research revealed that members should be residents of the community, however the Finance, Human Resources and Citizen Appointment Committee was authorized to review and recommend changes to the compensation of Advisory Boards at its discretion. The Finance, Human Resources and Citizen Appointment Committee discussed the application at its May 28, 2025 meeting and

found the applicant to have a vested interest in the community. As there were no additional applicants, the committee unanimously recommended that Morgan Monshaugen be appointed to the Rosenwald Community Advisory Board.

Mr. Wise moved, seconded by Mr. Daniel to appoint Morgan Monshaugen to the Rosenwald Community Advisory Board. The motion carried unanimously.

RESOLUTION NO. 2025-41
RESOLUTION APPOINTING A MEMBER TO THE
ROSENWALD COMMUNITY ADVISORY BOARD

WHEREAS, in Fall 2022 the Brevard City Council held a work retreat to reform its committee structure; and

WHEREAS, committees were designated into one of three categories: policy committees, statutory committees, and advisory committees; and

WHEREAS, the terms of citizen members appointed to advisory committees were set at two years with all terms expiring on May 31st; and

WHEREAS, the Finance, Human Resources and Citizen Appointment Committee was charged with reviewing applicants for the various committees/advisory groups and making appointment recommendations to the full Council; and

WHEREAS, under the direction of the Finance, Human Resources and Citizen Appointment Committee, city staff conducted an open recruitment for citizens interested in serving on the various advisory committees; and

WHEREAS, the applications received during the recruitment period were reviewed by the Finance, Human Resources and Citizen Appointment Committee at its April 28, 2025 meeting and the committee recommended appointments to the Downtown Master Plan Committee; Parks, Trails & Recreation Committee; and Rosenwald Community Advisory Board to full City Council; and

WHEREAS, City Council reviewed applications and made appointments at its meeting on May 19, 2025 as recommended by the Finance, Human Resources and Citizen Appointment Committee, except for one application for the Rosenwald Community Advisory Board submitted by a resident of Henderson County, and requested that staff investigate the residency requirements for membership on that Board; and

WHEREAS, City Council Resolution No. 2022-40 stipulates that the Rosenwald Community Advisory Board shall include six at-large members of the Rosenwald Community. Of those six at-large members, four seats are designated for members of the Mary C. Jenkins Community Center board of directors, and two are designated for unaffiliated Rosenwald residents; and

WHEREAS, City Council Resolution No. 2022-40 further stipulates that the Finance, Human Resources, and Citizen Appointment Committee may review and recommend changes to the composition of Advisory Boards at its discretion; and

WHEREAS, at its meeting on May 28, 2025 the Finance, Human Resources, and Citizen Appointment Committee discussed the application submitted by Morgan Monshaugen who resides in Henderson County, and determined the applicant to be vested, with a professional stake in the affairs of the Rosenwald Community, and to recommend to full Council that he be appointed to the Rosenwald Community Advisory Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

1) The Brevard City Council does hereby appoint Morgan Monshaugen to the Rosenwald Community Advisory Board, effective June 2, 2025 and expiring on May 31, 2027.

Adopted and approved this 2nd day of June, 2025.

Attest: s/ Denise Hodsdon, CMC, City Clerk s/ Maureen Copelof, Mayor

~~ At 7:04 p.m. Mayor Copelof called for a ten minute break ~~

M. New Business

M-1. Code of Conduct for City Council Appointees – Mr. Hooper explained that the Finance, Human Resources and Citizen Appointment Committee has discussed the creation of a Code of Conduct and oversight procedure for Council-appointed policy and advisory committees. Like councilmembers and employees, appointees are representatives of the City and therefore ought to be held to a high standard of ethics, and there ought to be a written mechanism for holding appointees accountable should they violate that standard. The committee reviewed this proposal over several meetings and made the following recommendations included in the proposed Code of Conduct document:

1. All committees, whether elected committees or statutory committees (except for the ABC Board, because there is additional state law governing them), and non-elected appointees to outside groups ought to be treated the same, even though the case law suggests that only appointees to statutory committees are entitled to due process.
2. The tenets listed in the document entitled "Expectations for Brevard City Council Appointees" constitute the Code of Conduct for all appointees.
3. The actions listed in "Standards of Conduct for City Council Appointees" constitute the actionable behaviors.
4. That an extra level of accountability be established for the Council itself, Planning Board and Board of Adjustment—a disclosure of property ownership and business ownership.
5. The proposal authorizes the City Manager to investigate claims of Code of Conduct violations and make a recommendation to Council for action.

Mr. Daniel moved, seconded by Mr. Wise to approve the resolution establishing the Code of Conduct and oversight procedures for City Council appointees. The motion carried unanimously.

RESOLUTION NO. 2025-42
RESOLUTION ESTABLISHING CODE OF CONDUCT AND OVERSIGHT PROCEDURES FOR CITY COUNCIL APPOINTEES

WHEREAS, the Brevard City Council appoints members to four statutory committees, eight elective subcommittees, and a number of outside boards; and

WHEREAS, the Brevard City Council believes it is in the city's interest to establish a Code of Conduct for its appointees; and

WHEREAS, a written Code of Conduct will help ensure that appointees represent the Council positively; and

WHEREAS, a presentation outlining the content of the Code of Conduct and a corresponding set of oversight procedures was delivered at the Council's June 2, 2029 meeting; and

WHEREAS, the Council also agreed to establish property and business disclosure requirements for itself, the Brevard Planning Board, and the Brevard Board of Adjustment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

Section 1. The City Council hereby adopts the content of the attached documents entitled "Brevard City Council Appointee Oversight Guidelines", "Expectations for Brevard City Council Appointees", and "Standards of Conduct for City Council Appointees" which collectively create the Code of Conduct for City Council appointees.

Section 2. The City Council hereby adopts the attached "Brevard Disclosure Guidelines" and authorizes the City Clerk to begin collection

Adopted and approved this the 2nd day of June, 2025.

Attest: s/ Denise Hodsdon, CMC, City Clerk s/ Maureen Copelof, Mayor

M-2. Fire Engine Replacement and Funding Strategy – Interim Fire Chief Bradley Elmore explained that the Department's 2004 American LaFrance fire engine is reaching its end of life. A replacement engine will cost, at the high end, $1M and approximately $550,000 will be the city's responsibility. A new engine will require three to four years of lead time and to reserve the Department's place in line and lock in the price, BFD is requesting that the City commit to purchasing the truck now. Chief Elmore discussed the need for the new truck.

Mr. Hooper noted that there will be enough money in the budget three years from now to cover approximately ¾ of the cost of this new engine. The question tonight is, is Council willing to commit the other ¼ now knowing the risk of waiting.

Mr. Wise moved, seconded by Ms. Holder to authorize staff to begin the procurement of the fire truck. The motion carried unanimously.

N. Remarks/Future Agenda Considerations.

Ms. Holder thanked those who came out tonight. She said my heart and prayers go out to the young boy who was attacked and his family. I continue to pray for them and that he will be able to heal.

Mr. Wise commented that there has been a lot to ponder about at this meeting, including the proclamations for two groups of people that have traditionally been underserved. At the same time we witnessed an assault on a teenager by other children in our community, and I want to make sure that we keep in mind that children aren't born with hate; they learn hate and that is the real problem. Where is that hate coming from? We heard a lot about the power of community coming together during Helene and how we all want to reach out and help each other. Then we have children attacking children, we have us attacking each other, and we have rhetoric about taking this from other people. I want us to think about what it means in a community to live together and to grow together, and to understand the diversity of our community and what makes our community powerful. I really want to celebrate Juneteenth and Pride Month, but at the same time we have to find a way to end this hateful rhetoric.

Mr. Baker said it's hard to wrap your mind around something so awful. The fact that everybody involved in that situation is a child makes it all the more difficult to reckon with. I want to thank the Police Department, both the officers and the investigators who worked on that. The fact that those involved are underage brings a whole other element to be reckoned with, and I thank them for the professionalism that was exemplified in handling that situation and the swiftness with which charges were brought and announced in a sensitive way. It was horrible for a lot of reasons, but one of the things that made it awful for the whole community was that we were coming off White Squirrel Weekend. By all accounts it was one of the best ones yet and there are new challenges and things we can improve upon, but anytime you can invite thousands of people to your small town and keep everybody safe and having a great time deserves to be celebrated. I want to thank Nicole and the Heart of Brevard and all the volunteers and city staff that worked so hard at that event. I also want to thank all those involved in the Memorial Day service on Monday.

Mr. Hooper also thanked employees who were involved in White Squirrel Weekend and the Police Department for their thorough and thoughtful investigation of the unfortunate assault that took place last weekend. He reported the Transylvania County Sheriff's Office midnight patrols will start at 12:01am on June 17th.

Mayor Copelof also expressed her absolute shock and heartbreak about the incident that happened with the young child and the fact that it was other children that were involved. It was wonderful to see our community come together Saturday to support that family and surround them with love and hope. The Police did an amazing job and working with the Sheriff's Office, the SRO, the DA's Office, and the Juvenile Justice system, all the agencies acted swiftly. The real question we have to ask ourselves as a community is how did this happen? How do we have children who don't

value or respect one another? We as a community have to take a hard look at that and ask how do we change that? She also thanked staff involved in White Squirrel Weekend. Two objectives when we hold a festival like White Squirrel Weekend; 1) to bring our community together; and 2) to bring in visitors to help our businesses who have been hurting. It was a wonderful time, and it was so impactful for our businesses. She said as a veteran, I thought we had a wonderful Memorial Day and it was a special patriotic community event. I was honored that Col. Chapman introduced me and I am proud to stand with my fellow veteran Col. Chapman. She announced upcoming events: Juneteenth, July 4th events, and Meet the Mayor on June 26th from 5-7pm in the Council Chambers.

O. Closed Sessions

O-1. Potential Litigation: NCGS §143-318.11.(a)(3) – At 7:56 p.m. Mr. Morrow moved, seconded by Ms. Holder to go into closed session to discuss a potential litigation matter and to clear Council Chambers. The motion carried unanimously. Authorized to remain for the closed session with Council and the Attorney were City Manager Wilson Hooper, Assistant City Manager David Todd, and City Clerk Denise Hodsdon.

Council Returned to Regular Session – at 8:31 p.m. Council resumed the meeting in regular session. No official action was taken in closed session, and the minutes of the closed session are authorized to be sealed.

O-2. Personnel and/or Employment: NCGS §143-318.11.(a)(6) – At 8:32 p.m. Mr. Baker moved, seconded by Ms. Holder to go into closed session to discuss a personnel matter. The motion carried unanimously. Authorized to remain for the closed session with Council and the Attorney were City Manager Wilson Hooper, City Clerk Denise Hodsdon, and Human Resources Director Kelley Craig.

Council Returned to Regular Session – At 9:24 p.m. Council resumed the meeting in regular session. No official action was taken in closed session, and the minutes of the closed session are authorized to be sealed.

P. Adjourn – There being no further business, at 9:24 p.m. Mr. Morrow moved, seconded by Ms. Holder, to adjourn the meeting. The motion carried unanimously.

Maureen Copelof Mayor	Denise Hodsdon, CMC City Clerk

Minutes Approved: June 16, 2025